



REMAX
PROPERTY SPECIALISTS

8 Shoestanes Terrace, Heriot

Heriot

Offers Over **£330,000**



8 Shoestanes Terrace

Heriot

A beautifully presented three double-bedroom extended bungalow offering panoramic countryside views, generous landscaped gardens, a raised balcony, private hot tub and spacious family living. Set on the edge of the welcoming village of Heriot, this exceptional home combines the peace of rural living with the convenience of being just 30 minutes from Edinburgh, creating a lifestyle that is both tranquil and wonderfully connected.

Council Tax band: C

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Three Double Bedrooms
- Panoramic Countryside Views
- Large Private Gardens & Balcony
- Open-Plan Family Living
- Two Wood-Burning Stoves
- Around 30 Minutes to Edinburgh
- Character Features Throughout
- Versatile Lower Ground Floor



Reception Entrance & Hallway.

First impressions matter, and this home immediately sets the tone. A traditional double entrance door welcomes you into a bright reception area with plenty of space for coats, boots and the essentials of everyday family life. Ahead, a glazed doorway offers a glimpse of the warmth beyond, drawing you into the heart of the home. High ceilings create an immediate sense of space, while the hallway naturally flows towards the kitchen, dining room and living room. It feels wonderfully open and connected, yet each room retains its own sense of purpose. It's an entrance that's both practical and inviting—perfectly suited to country living, offering shelter from the elements before opening into a home that immediately feels warm and welcoming.



Living & Dining Room.

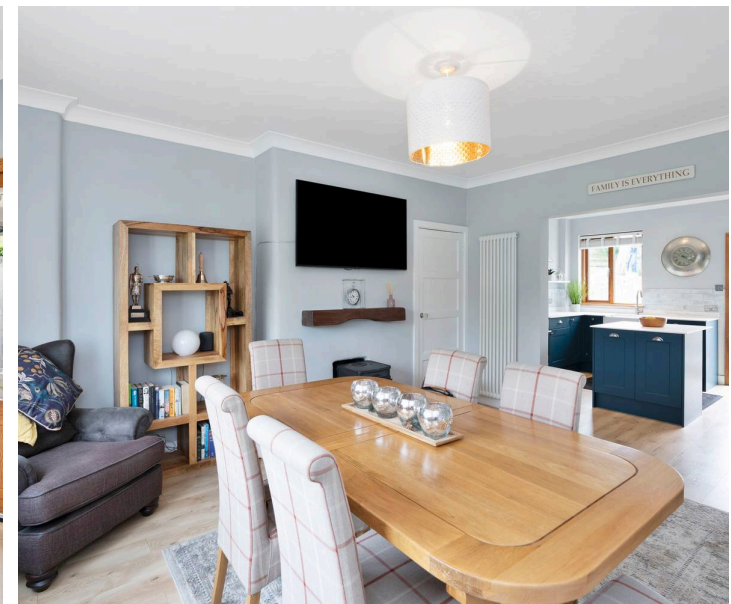
14' 9" x 13' 1" (4.50m x 4.00m)

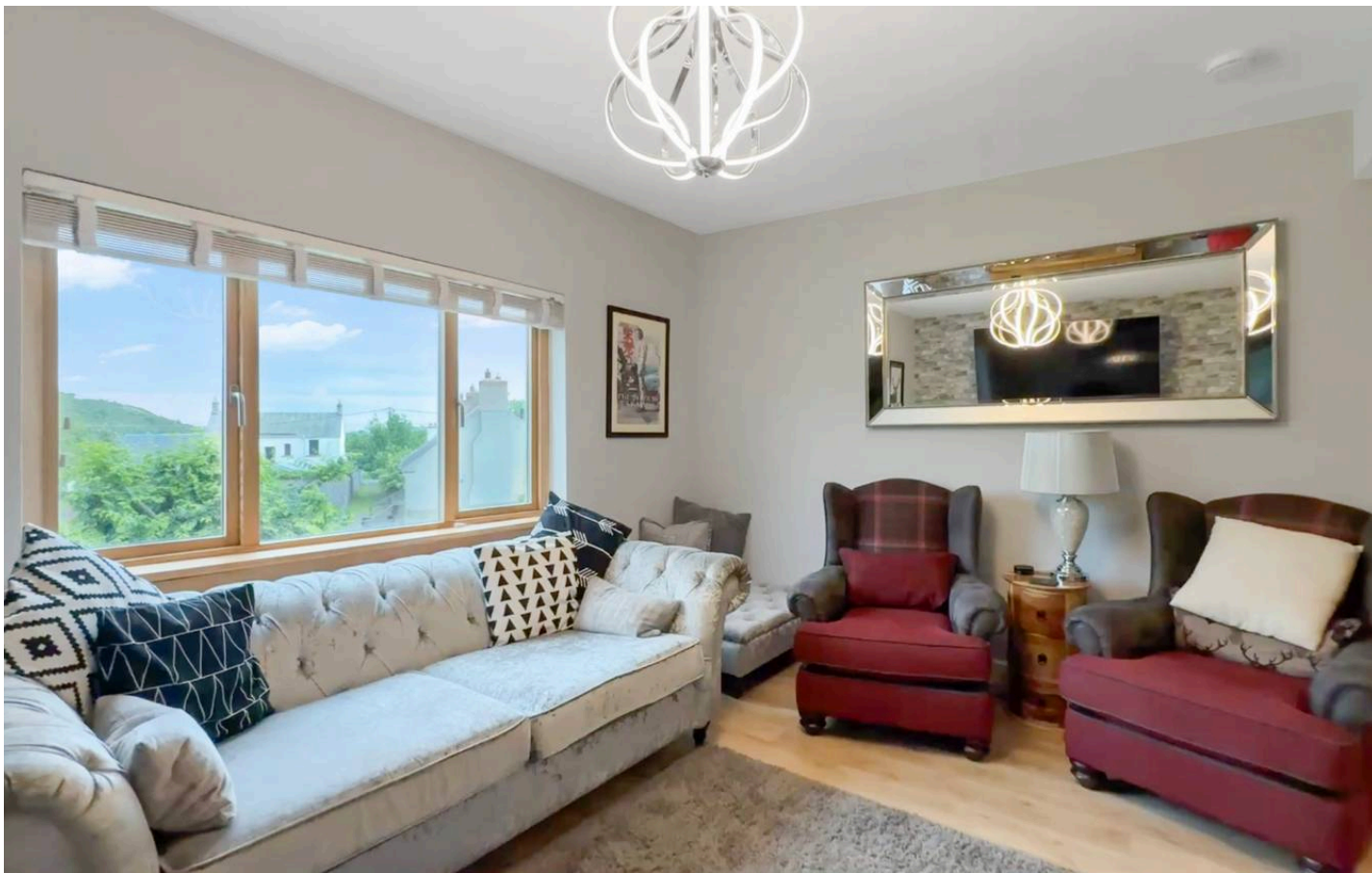
The heart of this home is a space designed to bring people together. With high ceilings enhancing the sense of light and openness, the living and dining area offers the perfect balance between comfort and practicality. A feature wood-burning stove creates a natural focal point, bringing warmth and character on colder days, while the generous proportions provide plenty of space for both relaxing and dining. A large picture window frames the front garden and captures views across the surrounding hills and neighbouring park, ensuring the changing seasons become part of everyday life. Open to the kitchen, this is a wonderfully sociable space where conversations flow easily, whether you're entertaining friends, enjoying family meals or simply keeping an eye on the children while life carries on around you. It's a room designed not just for living, but for spending time together.

Kitchen

12' 10" x 9' 10" (3.90m x 3.00m)

Open to the living and dining area, the kitchen is designed to keep family life connected. Whether preparing meals or entertaining guests, you're never far from the conversation. High ceilings and recessed lighting create an immediate sense of space, while a window overlooking the rear garden and a glazed door invite natural light inside. Contemporary blue cabinetry, light worktops and a generous central island provide excellent preparation space and storage without enclosing the room with wall units, giving it a clean, open feel. A range-style gas cooker with double ovens and an American-style fridge freezer complete this practical yet stylish space, while a concealed utility cupboard keeps the washing machine neatly out of sight. A kitchen that's as enjoyable to spend time in as it is to cook in.





Sitting Room

14' 1" x 10' 2" (4.30m x 3.10m)

Positioned at the front of the home, the sitting room enjoys uninterrupted views across the surrounding countryside, with a large picture window framing the rolling hills beyond. Spacious yet wonderfully cosy, it's a room that changes with the seasons. In winter, the warmth of the wood-burning stove creates the perfect place to unwind while the hills beyond take on a dusting of snow. In summer, natural light fills the room, bringing the landscape indoors. Semi-open to the hallway yet offering its own sense of retreat—ideal for quiet evenings, family gatherings or simply enjoying the ever-changing view.

Hallway/Balcony/Sun Decking

From the hallway, a glazed door opens onto the raised balcony, where the surrounding countryside takes centre stage. With uninterrupted views across the rolling hills, this feels like a natural extension of the home—a place to slow down, entertain friends or simply enjoy a morning coffee as the landscape changes with the seasons. Whether it's outdoor dining on a summer evening or watching the sun set over the hills, it's a space that reminds you why homes like this are so special.



Family Bathroom

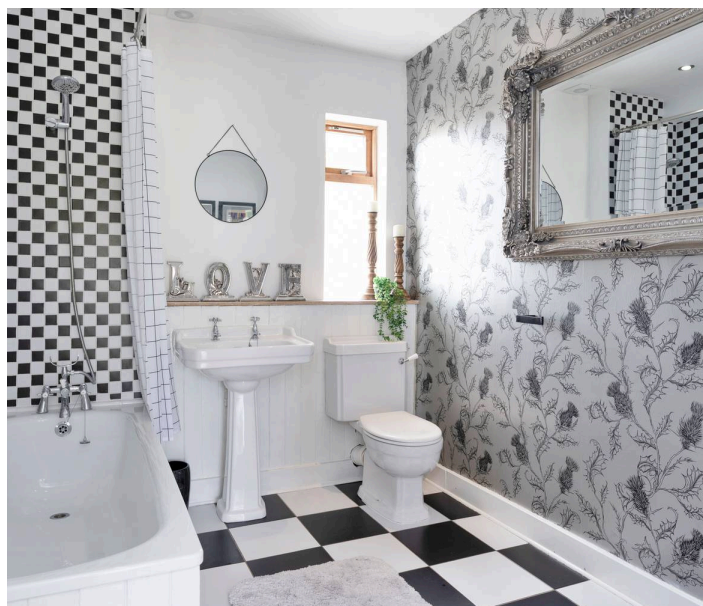
9' 10" x 7' 3" (3.00m x 2.20m)

Bright, airy and beautifully presented, the family bathroom has been thoughtfully designed with contemporary black and white tiling, creating a space that feels fresh, modern and timeless. A full-sized bath with an overhead shower offers the best of both worlds, whether it's a quick start to the day or a long soak in the evening. Practical, stylish and finished with simplicity in mind, it's a bathroom that complements the character of the home perfectly.

Bedroom 1

11' 6" x 9' 10" (3.50m x 3.00m)

Located on the ground floor, Bedroom One is a generous double bedroom that combines space, light and practicality. A large window overlooks the rear garden, while a second, higher-level side window welcomes additional natural light, creating a bright and peaceful retreat. Floor-to-ceiling fitted wardrobes provide excellent storage, allowing the room to remain uncluttered and spacious. Its ground-floor position also offers excellent flexibility, making it an ideal principal bedroom for those seeking the convenience of single-level living, while still providing generous accommodation for family or guests.





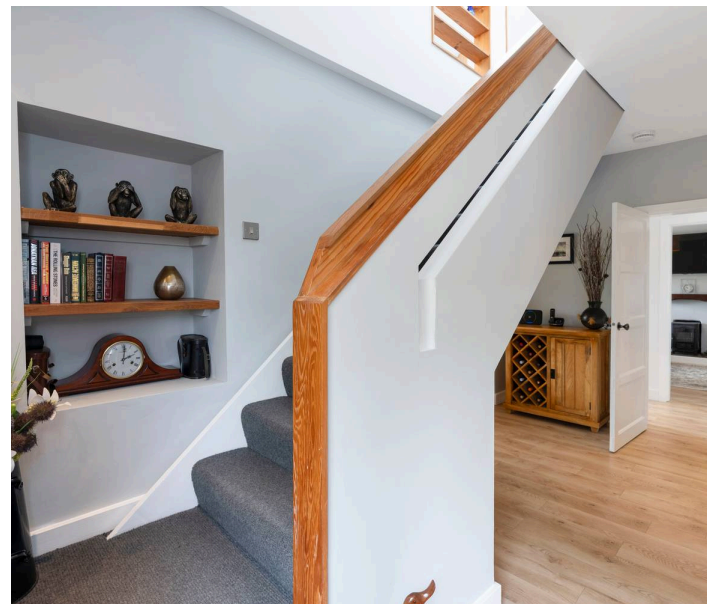
Staircase/Landing

The staircase leads to a remarkably bright first-floor landing, where two large Velux windows flood the space with natural light. Full-height ceilings and exposed timber roof trusses create a wonderful sense of character, while the open design makes this feel far more than just a landing. Thoughtfully designed eaves storage provides practical space without boxing in the room, preserving the openness and architectural charm. It's a space that feels light, airy and full of character, setting the tone for the bedrooms beyond.

Bedroom 2

15' 1" x 10' 10" (4.60m x 3.30m)

Stretching across the full width of the home, Bedroom Two is an impressive double bedroom where space, light and character come together beautifully. Exposed timber roof trusses and full-height ceilings create a wonderful sense of volume, while large Velux windows to both the front and rear frame ever-changing views across the surrounding hills, allowing natural light to flow through the room from morning until evening. A peaceful and versatile space, it offers the perfect retreat to relax and enjoy the tranquillity that surrounds this home.



Bedroom 3

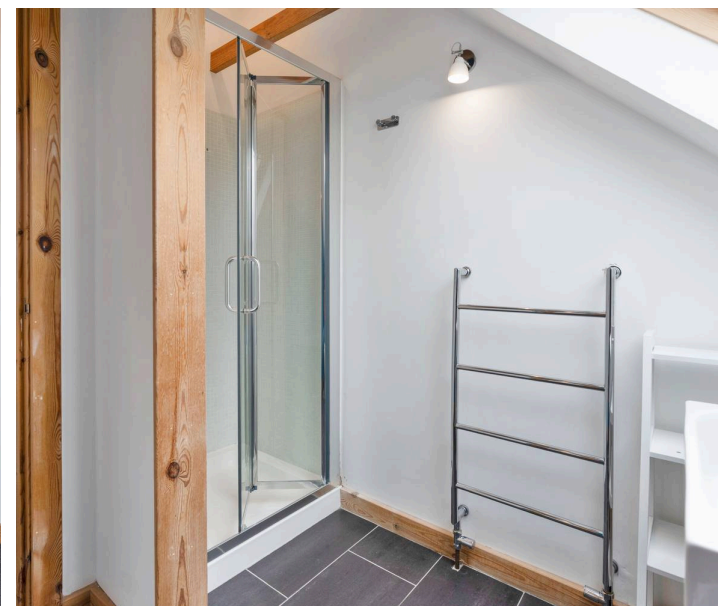
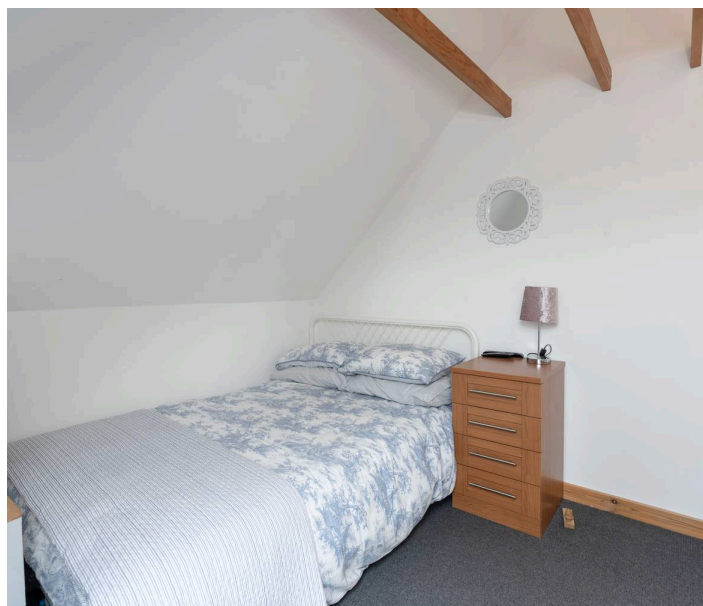
14' 1" x 9' 10" (4.30m x 3.00m)

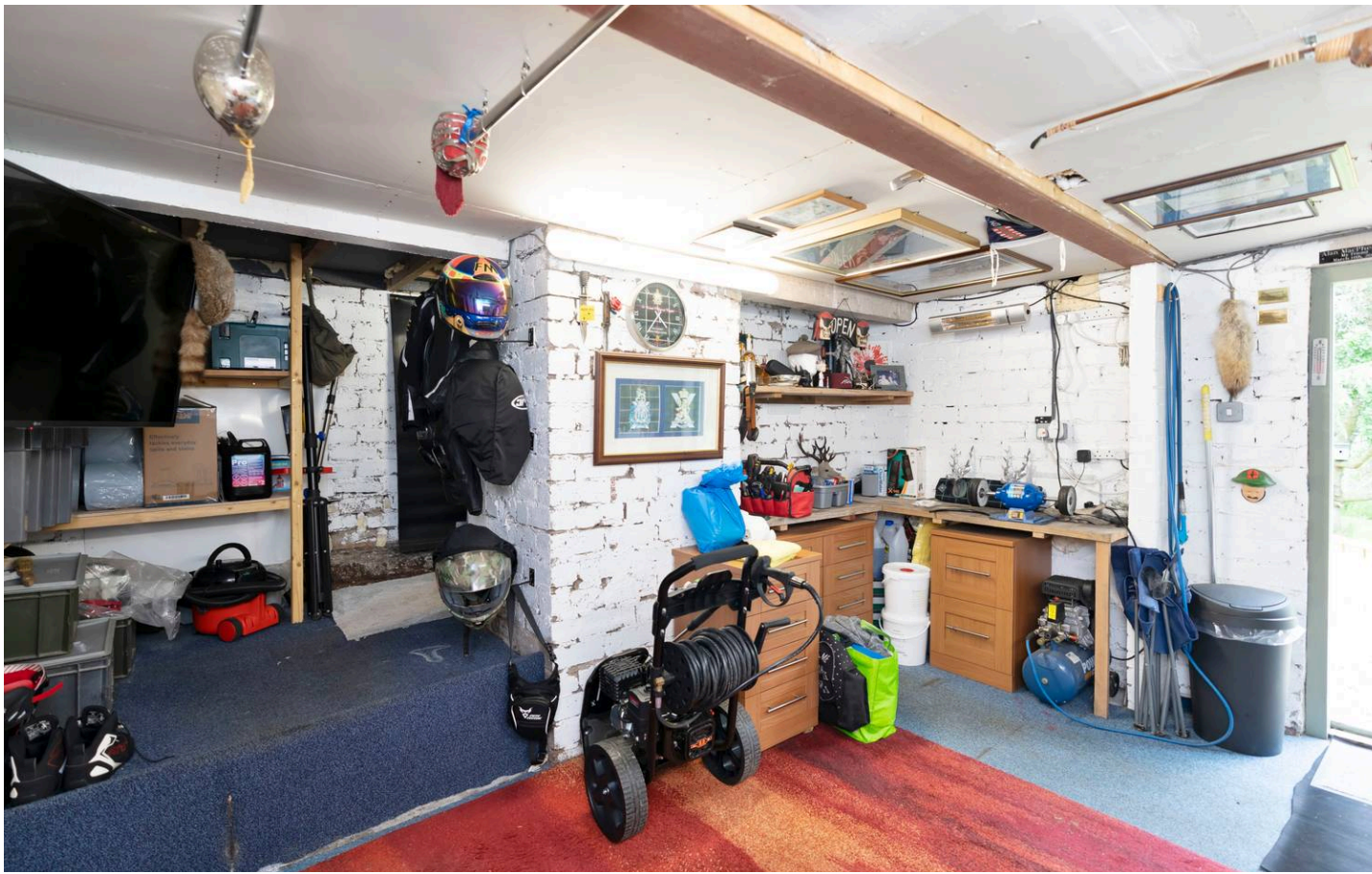
Another generous double bedroom, Bedroom Three continues the character found throughout the upper floor. A large Velux window frames peaceful views across the surrounding countryside, while the exposed timber roof trusses and full-height ceiling create a wonderful sense of space. Cleverly designed eaves storage blends seamlessly into the room, with an almost hidden storage area tucked away—one of those thoughtful features that adds practicality without compromising the room's character. A bright, peaceful retreat that perfectly reflects the warmth and charm of this home.

Shower Room

7' 10" x 5' 11" (2.40m x 1.80m)

Conveniently positioned between Bedrooms Two and Three, the upstairs shower room has been thoughtfully designed to serve both rooms with ease. Bright and welcoming, it continues the character of the upper floor, with exposed timber trusses adding warmth and continuity throughout the space. Modern fittings and a clean, practical layout create a stylish shower room that complements the home's blend of countryside charm and contemporary living.





Lower Ground Floor

15' 9" x 15' 1" (4.80m x 4.60m)

Accessed via its own private entrance to the side of the house, the lower ground floor offers a versatile space with endless possibilities. Currently ideal for storage, a home office, workshop or even a private retreat, it's the kind of space that can adapt as your lifestyle changes. Whether you're looking for a hobby room, a gym, a games room or your own "man cave", the flexibility is there. With scope to extend or further develop, subject to any necessary consents, it also offers exciting potential for those looking to add even more to this already impressive home. It's another example of a property that offers not just space for today, but possibilities for the future.



Balcony

The raised balcony is one of the home's most captivating features, making the most of its elevated position with uninterrupted views across the surrounding countryside and rolling hills. Whether it's breakfast in the morning sun, alfresco dining with family and friends, or simply sitting back and watching the landscape change with the seasons, it's a space designed to be enjoyed. As day turns to night, the peaceful surroundings make it the perfect place to relax beneath the stars, entertain guests or simply appreciate the quiet beauty of village life. More than just a balcony, it's an outdoor room with a view that's hard to leave.

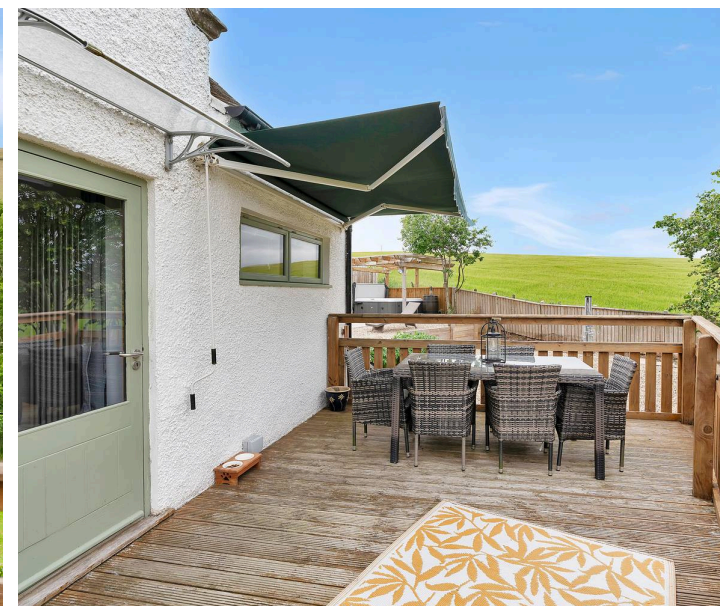
Communal Park

While not forming part of the property, the neighbouring village play park is one of 8 Shoestanes Terrace's most unique lifestyle benefits. Accessed directly through a gate at the rear of the garden, it almost feels like an extension of your own outdoor space. A safe and peaceful place for children to play, it offers families the luxury of open space right on the doorstep. For parents, it's the reassurance of being close by. For children, it's the freedom to play outdoors. And for everyone, it reinforces the wonderful sense of community that makes Heriot such a special place to call home. It's a rare feature that adds as much to the lifestyle as it does to the location.

OFF STREET

2 Parking Spaces

The current owners currently make use of an area to the front of the property for off-street parking, providing space for up to two vehicles. Please note this parking area is not included within the property's title deeds.





Front Garden

Beautifully maintained and thoughtfully landscaped, the front and side gardens provide a wonderful first impression while remaining easy to care for. Mature shrubs and planting create colour and privacy throughout the seasons, while a seating area offers the perfect place to relax and enjoy the far-reaching views across the surrounding hills. Overlooking the neighbouring play park, it's an ideal spot to enjoy the outdoors while children play safely nearby, combining the beauty of the countryside with a genuine sense of community. It's a garden designed not just to be admired, but to be lived in.

Rear Garden

The rear garden is a place to escape, where uninterrupted views across open fields and the distant hills create a remarkable sense of peace and privacy. Designed to make the most of its sunny position, it offers two separate seating areas, allowing you to follow the sun throughout the day, whether enjoying a morning coffee, entertaining friends or dining outdoors. The enclosed hot tub provides the perfect place to unwind, soaking away the stresses of the day while taking in the tranquillity of the surrounding countryside. Generous in size yet easy to maintain, the garden offers endless possibilities for those looking to create additional outdoor living spaces, while still leaving plenty of room to simply relax and enjoy the setting. This isn't just a garden—it's another living space, surrounded by nature.





Set on the edge of the picturesque village of Heriot, 8 Shoestanes Terrace enjoys an enviable position surrounded by rolling countryside and uninterrupted views across the hills. Beside the village play park, the setting almost feels like an extension of the garden, creating a wonderful environment for families and a true sense of community.

Despite its peaceful rural setting, Heriot is exceptionally well connected. Located just off the A7, it offers straightforward access to both Edinburgh and the Scottish Borders, with Edinburgh around 30 minutes away by car. Nearby Gorebridge railway station provides regular services into the capital, while Heriot Primary School sits at the heart of this friendly village.

Whether it's enjoying morning coffee on the balcony, relaxing in the hot tub as deer occasionally wander past the garden, or simply appreciating the peace and open skies, this is more than a place to live—it's a lifestyle where countryside tranquillity meets everyday convenience.



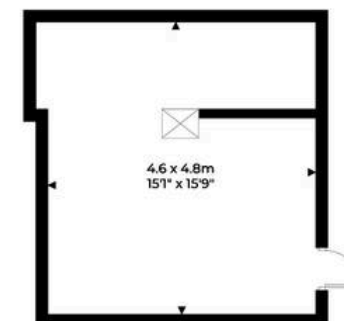
8 Shoestanes Terrace EG38 5YP
Approximate Gross Area
188 sq m / 2023 sq ft



Ground Floor



First Floor



Lower Ground Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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